# ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?

### YOU ARE RECEIVING THIS BROCHURE BECAUSE YOUR PROPERTY IS IN OR NEAR A SPECIAL FLOOD HAZARD AREA.

> History of Flooding in the City of Fremont. There are nine watersheds that define the drainage areas in the City of Fremont. The largest in the County, Alameda Creek watershed, drains Livermore Valley through Niles Canyon and into the bay. Prior to the creation of the Alameda Creek channel, heavy rains in 1955 and 1958 caused floodwaters to spill out of the creek and flood the flatlands of Fremont and Union City. This prompted residents to vote for the Alameda Creek channel to be built. Since its construction, Alameda Creek has not overtopped due to flooding. Unfortunately, not all watersheds in Fremont share the same scenario as the Alameda Creek channel. Creeks such as the Laguna Creek, Arroyo De Agua Del Caliente Creek, or other channels do not have the capacity to carry the floodwaters if heavy rains are experienced. During heavy rains, properties close to these creeks and channels may experience flooding.

### What should you do before a flood?

Determine if your property is located in an area subject to flooding.

To find out if your property is located in an area subject to flooding, either log onto FEMA's website at <a href="www.msc.fema.gov">www.msc.fema.gov</a> to obtain a copy of the Flood Insurance Rate Maps or request a flood zone determination from the City's Engineering Division by calling the Flood Zone Information

Line at (510) 494-4718 or e-mailing floodinfo@fremont.gov. A property located within a flood zone does not necessarily have flooding problems. If located in an "A" Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has been determined to have the potential for flooding caused by a 100-year storm. If your property is located outside of the Special Flood Hazard Area, your property may still be within a flood zone (e.g. Zone X (shaded), Zone X (unshaded), Zone D, etc.), as designated by Federal Emergency Management Agency (FEMA) maps. The Engineering Division maintains elevation certificates, which can be downloaded from the website at www.fremont.gov/floodinfo or requested via e-mail, phone, or in-person.

- > Purchase flood insurance on your property. Flooding is not covered by a standard homeowner's insurance policy. A separate flood insurance policy is required to cover damages incurred by flooding. Coverage is available for the building itself as well as for the contents of the building. The City of Fremont participates in the National Flood Insurance Program (NFIP) that makes available federally backed flood insurance for all structures, whether or not they are located within the floodplain. Note that there is a 30-day waiting period before coverage goes into effect. More than 25 percent of NFIP claims are filed by properties located outside the 100-year floodplain, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information. Flood insurance information is also available at www.floodsmart.gov.
- Maintain drainage channels and pipes free of obstruction and debris. The City of Fremont and the County of Alameda perform cleaning and maintenance activities on the drainage channels and pipes throughout the City in accordance with an established schedule and other standard operating procedures. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions (such as shopping carts, leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in

the event of heavy rains. It is illegal to dump trash, leaves, landscape debris, paint, grease, or any other material into any portion of the City's drainage system. Such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping, or for questions regarding drainage system maintenance, please contact the Maintenance Department at (510) 979-5700.

- Protect your property from the hazards of flooding. Various methods may be used to minimize flooding. If the floor level of your property is lower than the "Base Flood Elevation" (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible. Brochures discussing flood proofing and other mitigation measures are available in the Fremont Main Library or FEMA's website at <a href="https://www.fema.gov">www.fema.gov</a>. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages.
- Meet improvement requirements. The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 50% of the building's value before it was damaged must be elevated above the base flood elevation. Please contact the Building Department at (510) 494-4460 for more information.
- ➤ Meet permitting requirements. All development within the city requires a permit. Always check and fulfill permitting requirements with City staff at the Development Services Center or call (510) 494-4443 before you build on, alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. Also,

contact the numbers above to report any suspected permitting violations.

➤ Keep an emergency supply. Non-perishable food, water, batteries, flashlights, a manual can opener, and a battery-operated radio should be kept available.

## What should you do <u>during</u> a flood?

Tune-in to local commercial radio or television stations and watch for Warning Bulletins and any corresponding emergency instructions such as those disseminated through the Community Alert System, CodeRED.

- ➤ If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. Do not attempt to drive or wade through deep pockets of water or running washes. Unstable banks should be avoided.
- > Develop an evacuation plan for your family.
- Avoid low-lying areas. Seek shelter in the highest areas possible.

### What should you do after a flood?

- Listen to the radio for emergency instructions.
- Avoid driving if possible.
- Follow established procedures for property damage repairs:

Select a contractor who is licensed in his trade. The City of Fremont requires contractors to be licensed and to have a City of Fremont Business License. A licensed contractor will also be able to produce receipts for their licenses. Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, only licensed gas contractors may work on a gas system, only licensed mechanical contractors may perform heating, ventilation and air conditioning work, and only licensed building contractors may perform building related work. Verify that contractors are licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman's compensation insurance. Complaints against licensed contractors may be referred to the Contractor's State License Board www.cslb.ca.gov.

Require your contractors to obtain the proper permits for work being performed. Permits are required for any permanent improvement (including roofing, siding, additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Permits are required even if a homeowners is doing the work themselves.

Questions about building permits or contractor licensing may be addressed to the City of Fremont Building Department at (510) 494-4460.

Recognize the natural and beneficial functions of floodplains to help reduce flooding: Floodplains are a natural component of the Bay Area environment. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding

spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the streambank and channel, deposition of sediments higher in the watershed and improved groundwater recharge. Floodplains are scenic, valued wildlife habitat, and suitable for farming. Poorly planned development in floodplains can lead to streambank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

### For more information about flood safety or the NFIP, please note the following:

http://www.fremont.gov/floodinfo www.floodsmart.gov

This information is provided by the City of Fremont and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Fremont, contact your regulatory authority for information. If you believe you received this notice in error, or if you no longer own this property, please contact the City of Fremont Engineering Division at (510) 494-4700 or via U.S. mail.

City of Fremont Flood Information Line:

Phone: (510) 494-4718 Email: floodinfo@fremont.gov City of Fremont Engineering Division 39550 Liberty Street Fremont, CA 94537-5006



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